



City of Pflugerville

Legislation Details (With Text)

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File created:	11/14/2016	In control:		In control:	Planning and Zoning Commission
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Title:	Approving a Preliminary Plan for Carmel West Phase I, Sections 1 & 2; a 147.153-acre tract of land out of the Juan Zambrano Section No. 38, Abstract No. 845 in Travis County, Texas. (PP1604-01)				
Sponsors:					
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Attachments:	1. Carmel Phase 1, Sections 1 & 2 Preliminary Plan Staff Report, 2. Carmel Phase 1, Sections 1 & 2 Preliminary Plan				

Date	Ver.	Action By	Action	Result
12/5/2016	1	Planning and Zoning Commission	Approved	

Approving a Preliminary Plan for Carmel West Phase I, Sections 1 & 2; a 147.153-acre tract of land out of the Juan Zambrano Section No. 38, Abstract No. 845 in Travis County, Texas. (PP1604-01)

The property is located within the city limits, generally east of Weiss Lane, west of a tributary of Wilbarger Creek, north of Cameron Road, south of Jesse Bohls, and abutting portions of the eastern and southern boundaries of the future high school four. The land encompassing the overall Carmel development, formally known as “Wildflower”, has been located in the City’s ETJ until recently, and planned as a single family development within a Municipal Utility District (MUD). In 2015, the former development agreements were amended to establish Phase 1 of the proposed development as an in-city MUD. Following approval of the development agreement, Phase 1 was annexed and rezoned to the Agriculture/Conservation (A) zoning district (ORD No. 1246-16-02-23). In June 2016, approximately 45.5 acres of the Carmel Phase 1 development was rezoned to the Single Family Mixed Use (SF-MU) district and approximately 240.7 acres was rezoned to the Single Family Residential (SF-R) district (ORD No. 1267-16-06-28). The proposed preliminary plan includes two sections within the recently rezoned areas.

Section 1 of the preliminary plan contains 87 single family lots with a lot width ranging from 50 feet to 70 feet, as permitted by the SF-R zoning district. Section 2 contains a total of 195 single family lots zoned SF-R (185 lots) and SF-MU (8 lots), with lot widths ranging from 40 to 50 feet as permitted in the respective zoning district. Access to the proposed development will be through an off-site roadway that has been conveyed as public right of way along the south side of the adjacent school district property. The road will provide a connection to Weiss Lane and will be constructed with Section 1 construction plans. Water and wastewater utility service will be provided by the City of Pflugerville, through an in-city Municipal Utility District and per the development agreement. As part of the development agreement, the developer will be dedicating 51.6 acres towards open space outside of the floodplain, 126.6 acres of open space within the floodplain, and 25.3 acres of open space which is encumbered by existing utility easements. In accordance with the development agreement, a land dedication outside the limits of the proposed preliminary plan is being dedicated.

The proposed subdivision meets the minimum state and local requirements, and staff recommends approving the Carmel West Phase I Sections 1 & 2 Preliminary Plan.

Jeremy Frazzell, Senior Planner